



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, FEBRUARY 9, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **February 12, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Joe Babiasz (joe.babiasz@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. [TR05-002. Tree Removal Permit](#) to remove one Pine tree (93 inches in circumference) on a 0.17 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 702 South Baywood Avenue. (Higgins Thomas P, Owner). Council District 6. CEQA: Exempt.
- b. [TR05-006. Tree Removal Permit](#) to remove one Italian Stone Pine 194" in circumference on a .25 acre parcel. in the R-1-8 Single-Family Residence Zoning District, located at/on the 1055 Franquette Ave (Johnson Kelly G And Shari D, Owner). Council District 6. CEQA: Exempt.
- c. [TR05-005. Tree Removal Permit](#) to remove one Monterey Pine tree 145 inches in circumference on a 0.42 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 1196 Britton Avenue (Cassin Jane M Trustee & Et Al, Owner). Council District 6. CEQA: Exempt.
- d. [TR04-109. Tree Removal Permit](#) to remove one Pine tree 64 inches in diameter on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 1482 Cameo Drive (Sal & Dawn Locatelli). Council District 1. CEQA: Exempt.

- e. [PDA76-018-02. Planned Development Permit Amendment](#) to allow removal of four Pine trees (48-89" in circumference) at a mobile home park on a 10.7 gross acre site in the A(PD) Planned Development Zoning District, located on the northeast corner of Hillsdale Avenue and Highway 87 (625 Hillsdale Avenue) (Vieira, Dolores M. and Batista S., Owners). Council District 7. CEQA: Exempt.
- f. [TR04-129. Tree Removal Permit](#) to remove one Aleppo Pine tree (94-inches in circumference) on a 0.10 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of Elm Street approximately 140 feet southerly of West Taylor Street (665 ELM ST) (Kasrel Gene, Owner). Council District 6. CEQA: Exempt. Deferred from 1/12/05 and 1/19/05.
- g. [TR04-106. Tree Removal Permit](#) to remove one Pine Tree 113 inches in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1153 Cherry Avenue (Brieger Stephen G And Karen J Trustee, Owner). Council District 6. CEQA: Exempt.
- h. [H04-035. Site Development Permit](#) to demolish one existing illegal residential unit and enclose an existing one-car carport for conversion to a duplex in the R-2 Two-Family Residence Zoning District, located on the west side of King Road, approximately 200 feet southerly of St. James Street (175 N KING RD) (Sun and Jean C Lu, Owners). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt.
- i. [PD03-077. Planned Development Permit](#) to construct two (2) reinforced concrete recycled water tanks and related pipelines and access road on a 17.16 gross acre site in the A(PD) Planned Development Zoning District, located at the easterly terminus of Old Yerba Buena Road (Owner; City Of San Jose). Council District 8. SNI: None. CEQA: Addendum to Mitigated Negative Declaration. Deferred from 1/26/05.
- j. [H04-054. Site Development Permit](#) request to allow a 10,586 square foot building for retail and office uses on a 0.51 gross acre site in the CP Pedestrian Commercial Zoning District, located on the south side of Story Road approximately 550 feet easterly of Hopkins Drive (2110 STORY RD) (Bracamontes Rigoberto Trustee, Owner). Council District 5. SNI: East Valley/680 Communities. CEQA: Exempt.

The consent calendar is now closed.

3. [PUBLIC HEARING](#)

- a. [T04-086. Tentative Condominium Map Permit](#) to reconfigure 1 parcel for 16 commercial condominium units on a 1.88 gross acre site in the CN Commercial Neighborhood Zoning District, located at the south side of Tully Road approximately 500 feet easterly of Monterey Highway (88 Tully Road) Council District 7. SNI: None. CEQA: Exempt.

- b. The projects being considered are located on the south side of Tully Road approximately 600 feet southwesterly of Senter Road (520 Tully Road), in the A(PD) Planned Development Zoning District (Santa Clara County, Owner). Council District 7. SNI: None. CEQA: Franklin McKinley Housing Project EIR.
 - 1. **PD03-006. Planned Development Permit** to construct 544 multi-family and single-family detached residences on a 11.63 gross acre site.
 - 2. **PT04-056. Vesting Planned Tentative Condominium Map** to subdivide 1 parcel into 82 lots for residential uses on a 11.63 gross acre site.
- c. **PD04-067. Planned Development Permit** to allow for the construction of a 37,050 square foot medical office building on a 1.5 gross acre site in the A(PD) Planned Development Zoning District, located at the northeast corner of Towers Lane and Lexann Drive (Feng Li-Chu And Shen Chung-Guang, Lii Ruey-Rong & Lih-Woan, Owner; Barry Swenson Builder, Developer). Council District 7. SNI: West Evergreen. CEQA: Mitigated Negative Declaration, File No. PDC04-008.

This concludes the Planning Director's Hearing for January 26, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>

PUBLIC INFORMATION COUNTER

(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

January 26, 2005

PUBLIC HEARINGS

1. DEFERRALS

 a. **PD03-077 DEFERRED TO 2/9/05**

2. CONSENT CALENDAR

a.	SPA98-041-01	APPROVED
b.	TR04-141	APPROVED
c.	PD04-068	APPROVED
d.	SP04-061	APPROVED
e.	PD04-080	APPROVED
f.	H04-053	APPROVED
g.	PD04-074	APPROVED
h1.	PT04-094	APPROVED
h2.	PT04-097	APPROVED
i.	PD04-028	WITHDRAWN

3. PUBLIC HEARING